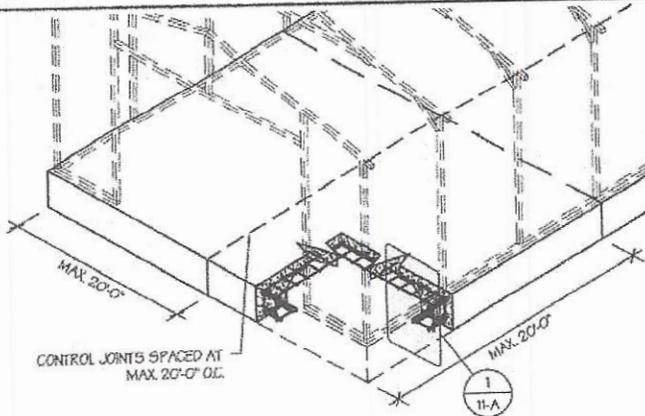


CONCRETE SLAB FOUNDATION NOTES:

- DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- EITHER OPTION 1 'EDGE OFFSET' OR OPTION 2 'NOTCHED EDGE' DETAIL CAN BE USED.
- FOR OPTION 1 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF THE BUILDING PLUS 6" EACH DIRECTION.
- FOR OPTION 2 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE SIDE DIMENSIONS OF THE BUILDING DIMENSIONS.
- CONCRETE ANCHORS SHALL BE LOCATED AT EVERY NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
- CONCRETE ANCHORS CAN BE ANY ONE OF THE OPTIONS MENTIONED IN TABLE 11-A.1.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.



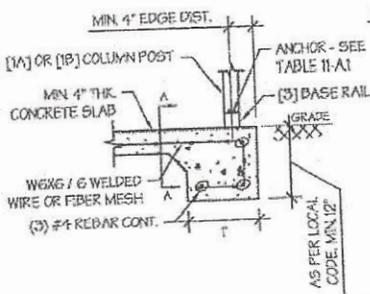
CONCRETE SLAB FOUNDATION
SCALE: NTS

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

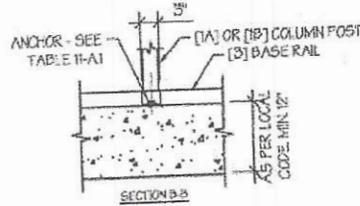
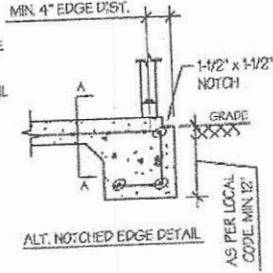
WIND SPEED (MPH)	ANCHOR SIZE
90 TO 120	1/2" Ø X 7"
130 TO 150	5/8" Ø X 7"

NOTES:

- EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
- MIN. EMBEDMENT DEPTH TO BE 4".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
- ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.



OPTION 1: EDGE OFFSET DETAIL
SCALE: NTS



OPTION 2: EDGE FLUSH DETAIL
SCALE: NTS

MANUFACTURED BY:



801 EAST LOOP 340, WACO, TX 76707
TEL: 1-855-330-1003
WWW.SAFEGUARDMETALBUILDINGS.COM

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
5911 Thriftmaster Place, Suite 11 • Toledo, OH 43609
TEL: 419-252-1903 • FAX: 419-259-0855
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 12' TO 30' WIDE BUILDINGS

LOCATION: STATE OF TEXAS

PROJECT NO.: 318-14-0643

SHEET TITLE:

**FOUNDATION OPTION 1:
CONCRETE SLAB**

SHEET NO.: 11-A / 11

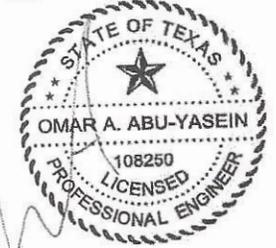
DRAWN BY: IZM DATE: 3/25/15

CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS DIRECTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF SIGNATURE

SEAL:



DATE EXPIRES: **MAR 31 2016**

DATE SIGNED: **MAR 25 2015**

TABLE 11-B-1: ANCHOR SCHEDULE

WIND SPEED (MPH)	ANCHOR SIZE
90 TO 120	1/2"Ø X 7"
120 TO 150	5/8"Ø X 7"

NOTES:

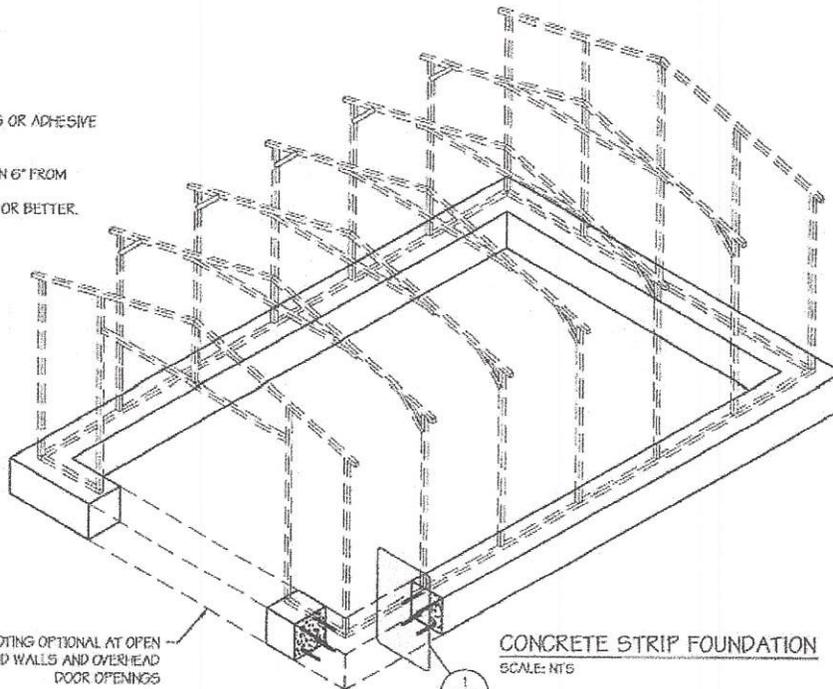
1. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
2. MIN. EMBEDMENT DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

TABLE 11-B-2: CONC. STRIP SCHEDULE

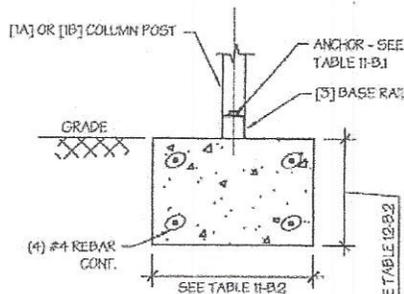
WIND SPEED (MPH)	FRAME WIDTH	
	12' TO 22'	24' TO 30'
90 TO 110	12" X 12"	14" X 12"
120 TO 130	18" X 12"	21" X 12"
140 TO 150	26" X 12"	30" X 12"
	21" X 15"	24" X 15"
	18" X 18"	20" X 18"

NOTES:

1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.



CONCRETE STRIP FOUNDATION
SCALE: NTS



CONCRETE STRIP FOUNDATION DETAIL
SCALE: NTS

CONCRETE STRIP FOUNDATION NOTES:

1. DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED AT EVERY NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
3. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.

MANUFACTURED BY:

SAFEGUARD
METAL BUILDINGS
501 EAST LOOP 340, WACO, TX 76705
TEL: 1-855-333-1005
WWW.SAFEGUARDMETALBUILDINGS.COM

ENGINEERED BY:

ARA ENGINEERING
CIVIL - STRUCTURAL
5911 Dominion Blvd, Suite B • Toledo, OH 43623
Tel: 419-239-1083 • Fax: 419-299-4951
www.ara-engineers.com

DRAWING INFORMATION

PROJECT: 12' TO 30' WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 318-14-0643
SHEET TITLE:
**FOUNDATION OPTION 2:
CONCRETE STRIP**
SHEET NO.: 11-B / 11
DRAWN BY: IZM DATE: 3/25/15
CHECKED BY: OAA DATE: 3/25/15

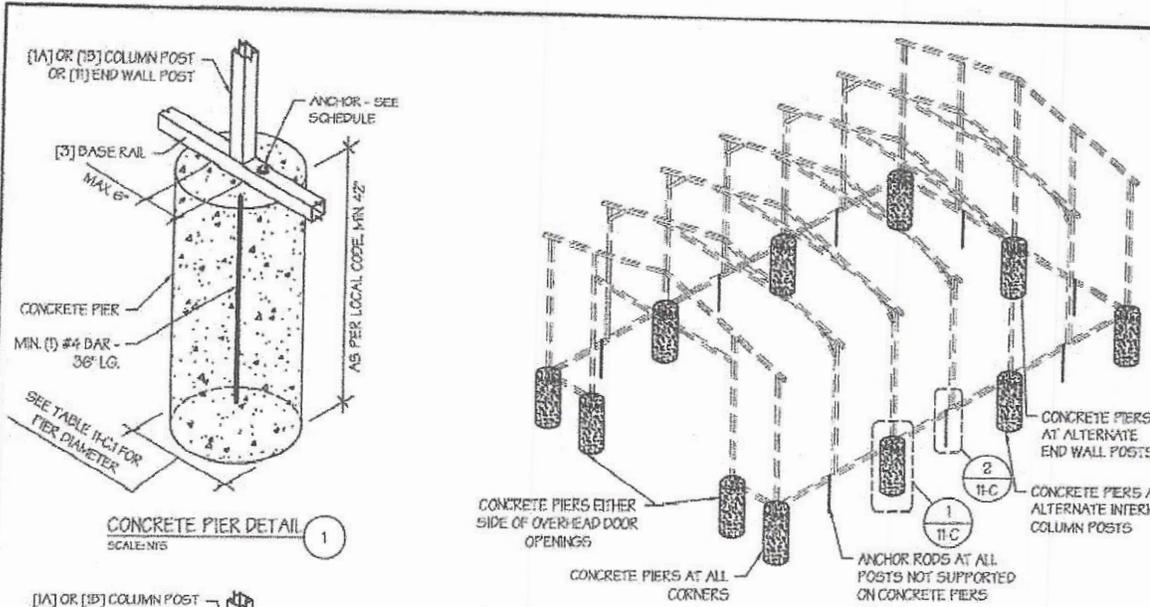
LEGAL INFORMATION

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- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF SIGNATURE

SEAL:

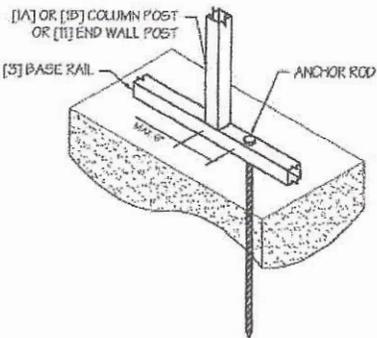
STATE OF TEXAS
OMAR A. ABU-YASEIN
108250
LICENSED PROFESSIONAL ENGINEER

DATE EXPIRES: **MAR 31 2016**
DATE SIGNED: **MAR 25 2015**



CONCRETE PIER DETAIL
SCALE: 1/8" = 1'-0"

CONCRETE PIERS FOUNDATION
SCALE: 1/8" = 1'-0"



ANCHOR ROD INTO SOIL DETAIL
SCALE: 1/8" = 1'-0"

CONCRETE PIER FOUNDATION NOTES:

1. DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING WITH CONCRETE. THRD. ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
4. ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 36" LG. THREADED ROD. RODS WILL HAVE A WELDED NUT AT THE TOP AND ONE COAT OF RUST PROOF PRIMER.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 P/SF.
6. CONCRETE STRENGTH TO BE A MIN OF 2500 P/SI @ 28 DAYS.

TABLE 11-C.1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	FRAME WIDTH	
	12' to 22'	24' to 30'
90 TO 110	18"Ø X 42"	24"Ø X 30"
120 TO 130	18"Ø X 54"	24"Ø X 45"
140 TO 150	24"Ø X 48"	24"Ø X 54"

NOTE: MIN. DEPTH OF PIERS SHOULD BE BELOW FROST DEPTH SPECIFIED PER LOCAL CODE.

TABLE 11-C.2: CONCRETE PIER ANCHOR SCHEDULE

WIND SPEED (MPH)	ANCHOR SIZE
90 TO 120	1/2"Ø X 7"
130 TO 150	5/8"Ø X 7"

- NOTES:
1. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
 2. MIN. EMBEDMENT DEPTH TO BE 4".
 3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
 4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

MANUFACTURED BY:

SAFEGUARD
METAL BUILDINGS
801 EAST LOOP 340, WACO, TX 76703
TEL: 1-855-330-1003
WWW.SAFEGUARDMETALBUILDINGS.COM

ENGINEERED BY:

A&A ENGINEERING
CIVIL - STRUCTURAL
5911 Renaissance Floor, Suite B • Toledo, OH 43623
TEL: 419-292-1983 • Fax: 419-292-0255
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 12' TO 30' WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO.: 318-14-0643
SHEET TITLE: FOUNDATION OPTION 3: CONCRETE PIERS

SHEET NO.: 11-C / 11
DRAWN BY: IZM DATE: 3/25/15
CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

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- DRAWINGS VOID 12 TO 1 YEAR FROM DATE OF SIGNATURE

SEAL:

DATE EXPIRES: **MAR 31 2016**
DATE SIGNED: **MAR 25 2015**

From: Ramin Zavareh
To: [Sirwaitis, Sherri](mailto:Sirwaitis.Sherri)
Subject: Re: FW: Voice Message from 5122946337
Date: Thursday, April 23, 2020 3:34:38 PM

*** External Email - Exercise Caution ***

my main business is auto sales and not service . we do service in sense that we have to replace batteries and or do minor work on car that is ready for sale and we are not mechanic shop if you look up our profile or our website you will see that we are not service facility , but 95 percent of our business is auto sales only. but our online application when u look at what the city has typed in it saids auto service only and mentions nothing about the auto sales side and that's what I wanted to be changed.

when I looked at what was typed in the system this morning it only showed auto service and now it shows sales and service which is correct since we do have service in our business even though its very very smart part of our business

Ramin Zavareh
512-294-6337

On Thu, Apr 23, 2020 at 3:07 PM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:
Hi Mr. Zavareh,

I received your voice mail today. Here is the rezoning application that was submitted for this case. The application states that the proposed use is for Automotive Sales and Automotive Service. If you need to clarify the proposed uses for this property, please e-mail a signed letter to me that states the zoning you are requesting and the proposed uses you are planning to develop at this location.

Thank you,

Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

-----Original Message-----

From: ctmavayaalerts@austintexas.gov <ctmavayaalerts@austintexas.gov>
Sent: Thursday, April 23, 2020 10:04 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Voice Message from 5122946337

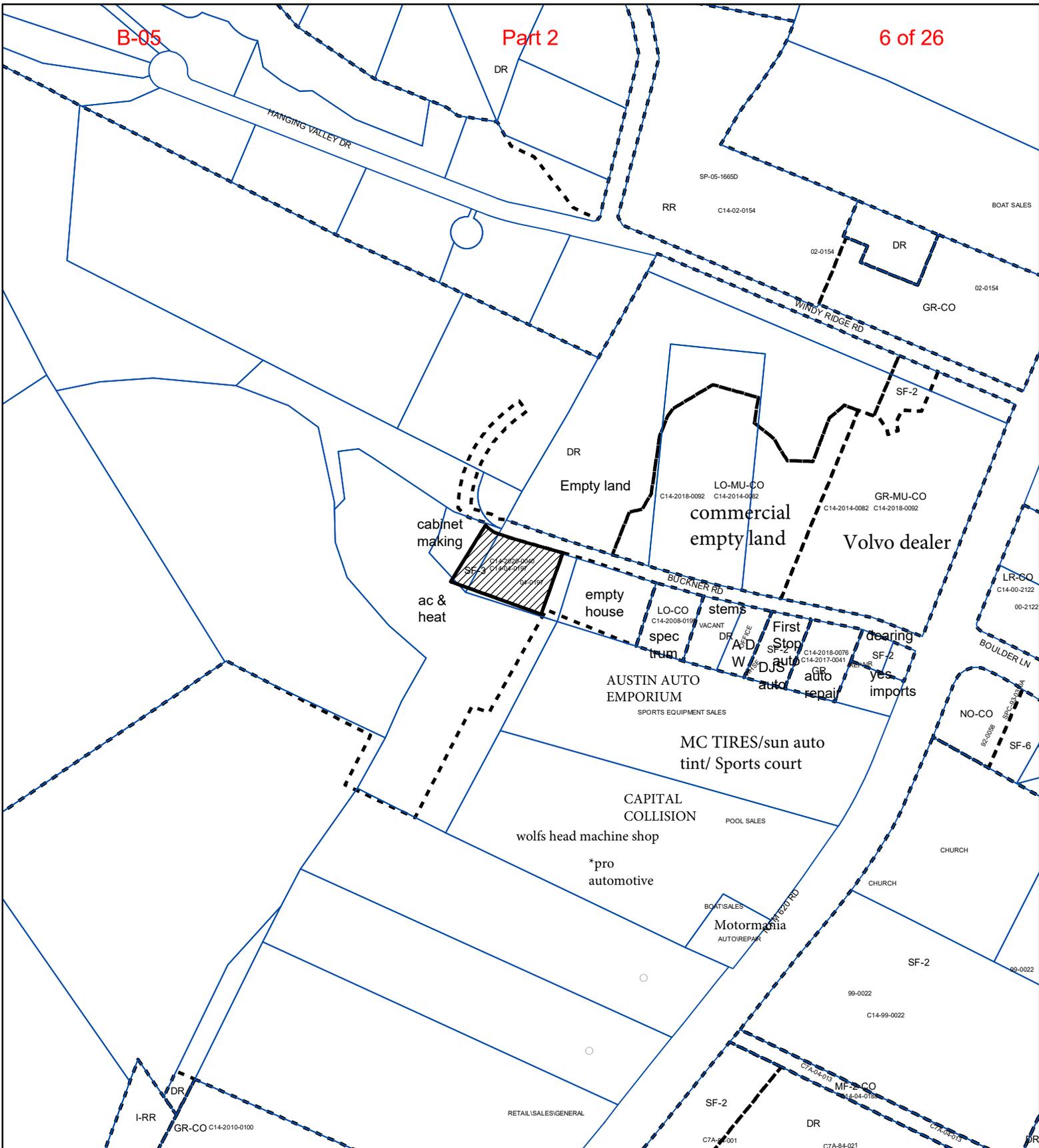
Voice message copy

Caller: 5122946337
Duration: 01:29

To hear the voice message, play the attached recording or call your Messaging mailbox.

Messaging access number: (512)974-9410

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ZONING

ZONING CASE#: C14-2020-0040



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

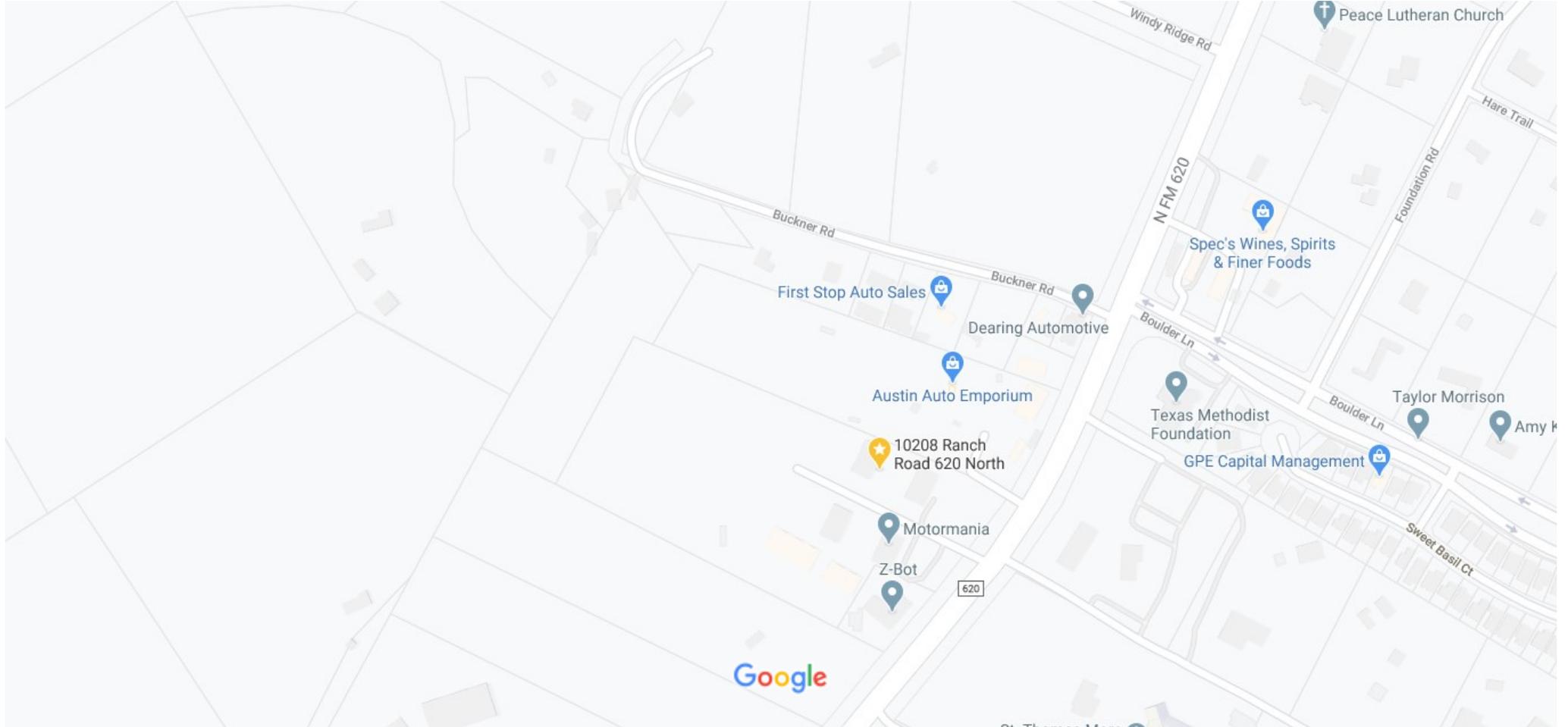
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

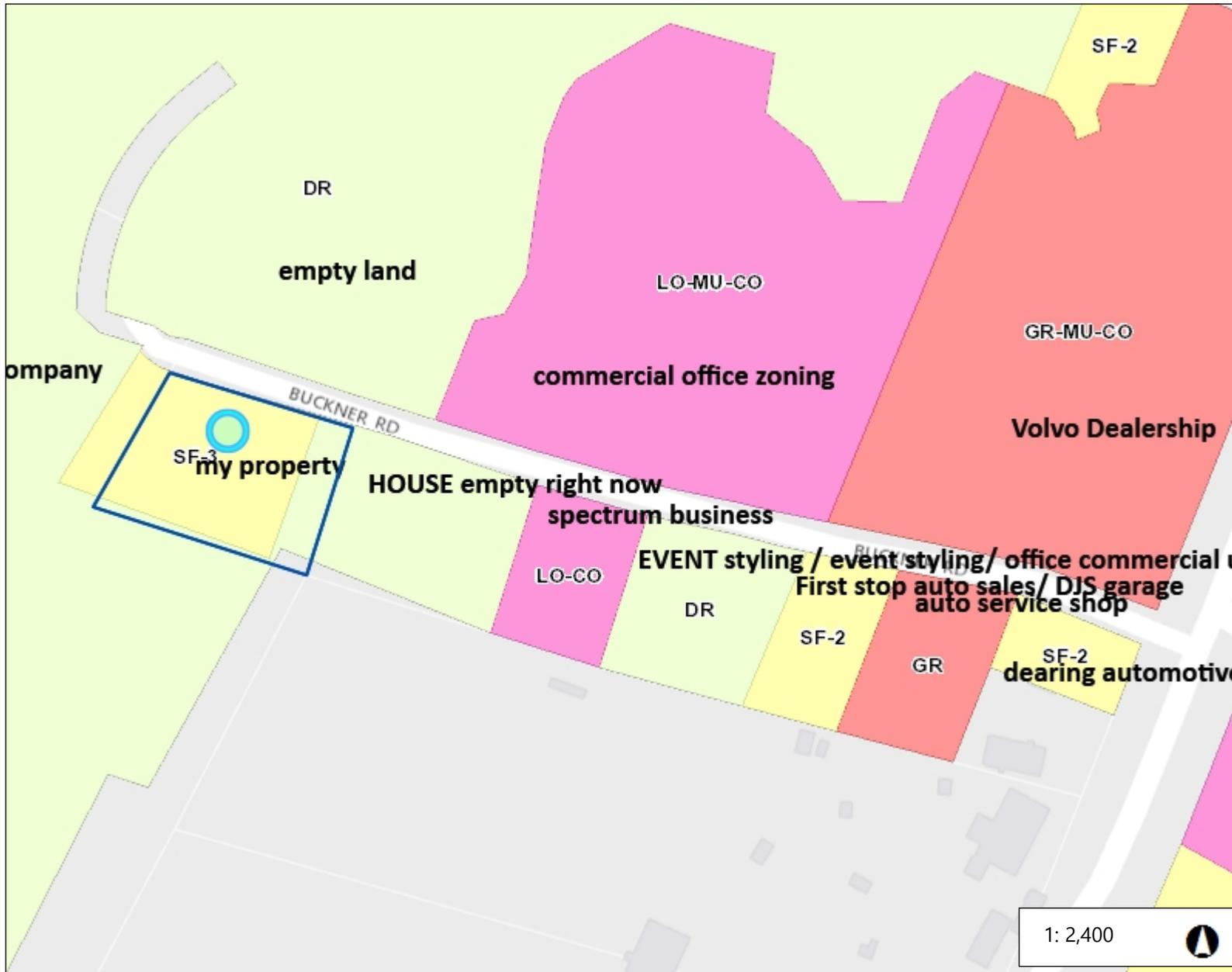
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/19/2020



Map data ©2020 Google 200 ft



Legend

Zoning

- Lake Austin, Rural Residence (LA;
- Single Family (SF-1; SF-2; SF-3; SI
- Mobile Home (MH)
- Multi-family (MF-1; MF-2; MF-3; MF
- Commercial (CH; CR; CS; CS-1; G
- Office (GO; LO; NO)
- Industrial (IP; LI; MI; R&D; W/LO)
- CBD; Downtown Mixed Use (DMU)
- ERC; NBG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; L
- Unclassified

Zoning Text

1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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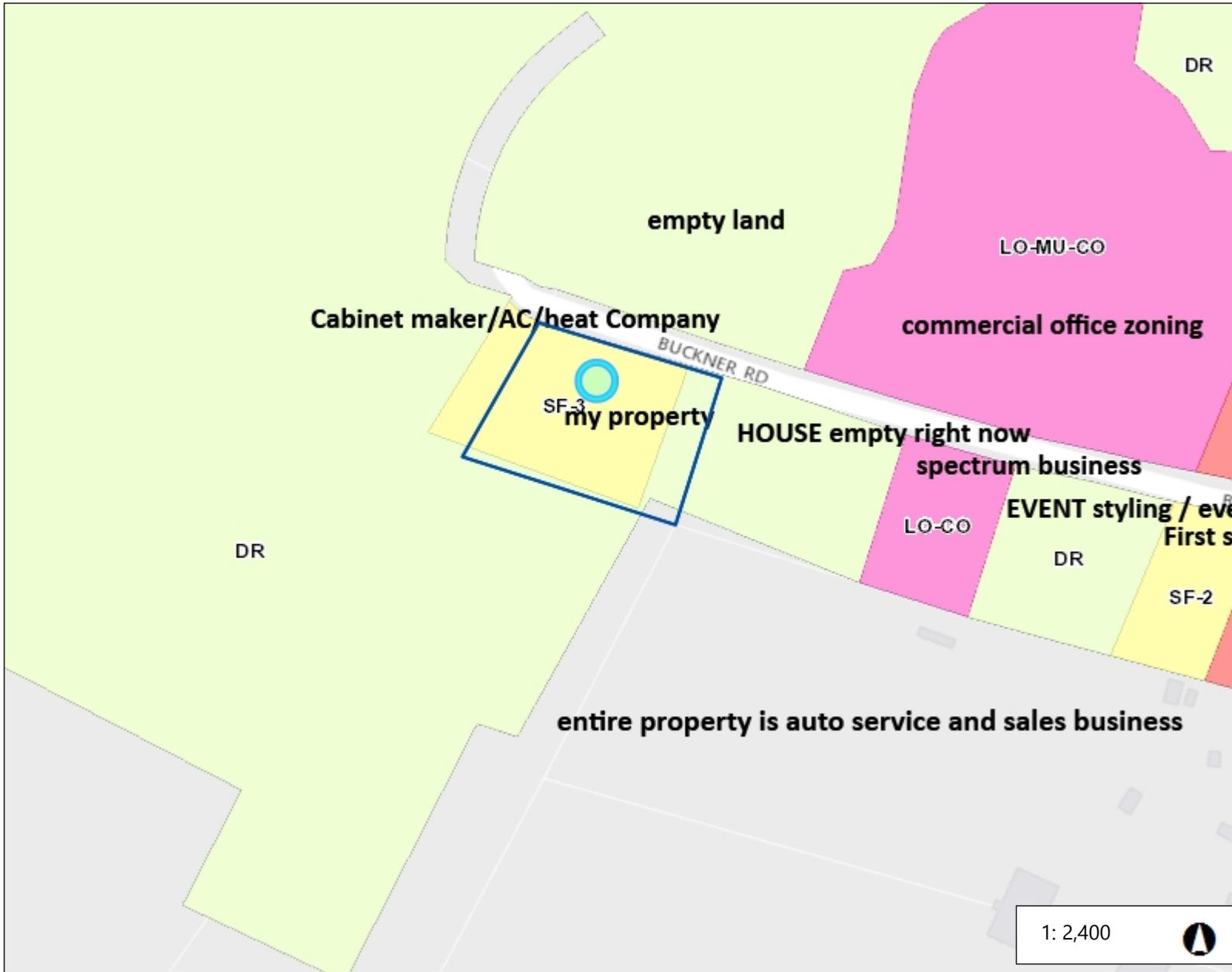
Notes



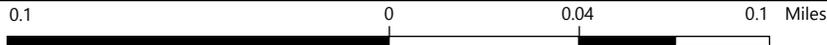
Legend

Zoning

- Lake Austin, Rural Residence (LA;)
- Single Family (SF-1; SF-2; SF-3; SI)
- Mobile Home (MH)
- Multi-family (MF-1; MF-2; MF-3; MF)
- Commercial (CH; CR; CS; CS-1; G)
- Office (GO; LO; NO)
- Industrial (IP; LI; MI; R&D; W/LO)
- CBD; Downtown Mixed Use (DMU)
- ERC; NBG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; U)
- Unclassified
- Zoning Text



1: 2,400



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

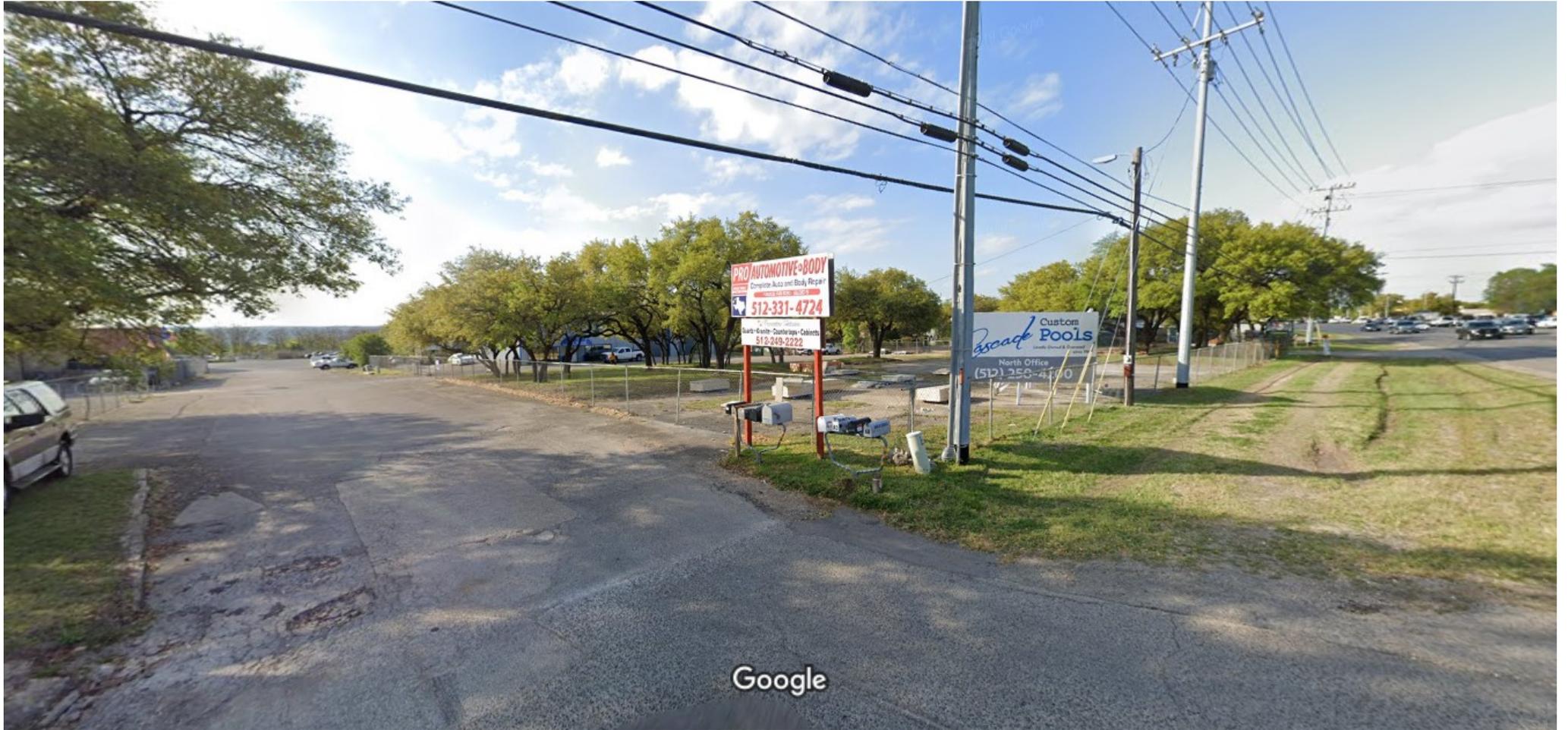
B-05

Part 2

10 of 26



Austin, Texas
JASS



Google

Image capture: Mar 2019 © 2020 Google

Google

Street View

B-05

Part 2

11 of 26



Austin, Texas

JASS motormania



Image capture: Mar 2019 © 2020 Google

Google

Street View

B-05

Part 2

12 of 26



Austin, Texas

MC tires and austin auto emporium



Image capture: Jan 2019 © 2020 Google

Google

Street View

B-05

Part 2

13 of 26



10328 Ranch Rd 620

MC tires and tint shop and sports court



Image capture: Apr 2019 © 2020 Google

Austin, Texas

Google

Street View

B-05

Part 2

14 of 26



10418 N FM 620
dearing automotive



Google

Image capture: Apr 2019 © 2020 Google

Austin, Texas

Google

Street View

B-05

Part 2

15 of 26



11801 Buckner Rd
volvo dealership



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-05

Part 2

16 of 26



11801 Buckner Rd
nikitos auto upholstery



Google

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Austin, Texas

Google

Street View

B-05

Part 2

17 of 26



11809 Buckner Rd
auto shop sams



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Austin, Texas

Google

Street View

B-05

Part 2

18 of 26



11817 Buckner Rd

first stop auto sales / djs auto service



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-05

Part 2

19 of 26



11821 Buckner Rd

american drywall systems inc



Google

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Austin, Texas

Google

Street View

B-05

Part 2

20 of 26



11900 Buckner Rd

stems floral designs and event planing



Google

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Austin, Texas

Google

Street View

B-05

Part 2

21 of 26



11827 Buckner Rd
spectrum



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Austin, Texas

Google

Street View

B-05

Part 2

22 of 26



11829 Buckner Rd
house for rent



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Austin, Texas

Google

Street View

B-05

Part 2

23 of 26



12098 Buckner Rd
My property



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-05

Part 2

24 of 26



12025 Buckner Rd

cabinet making /ac and heating company



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-05

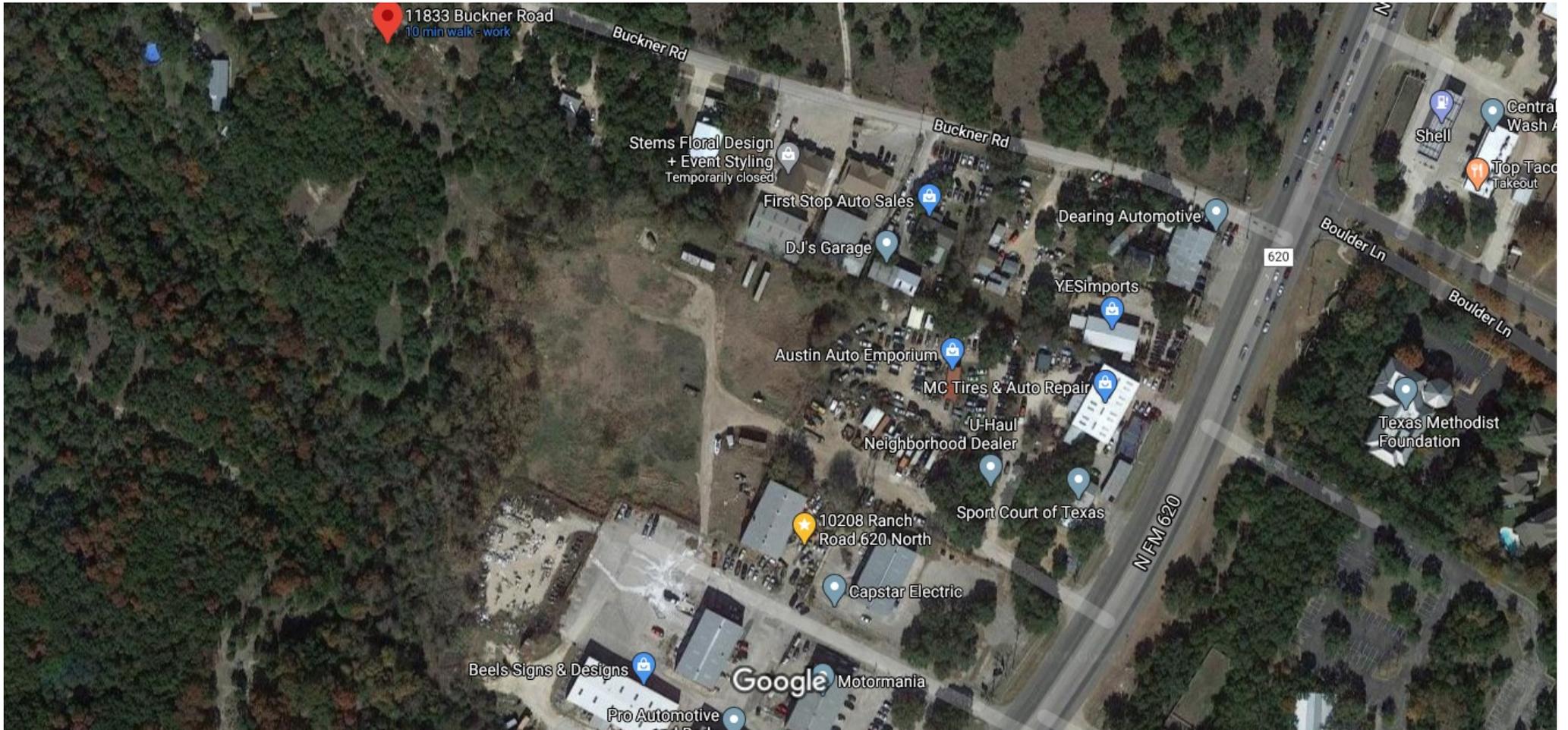
Part 2

25 of 26



11833 Buckner Rd

map with all business showing



Imagery ©2020 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

From: Cindy Smith
To: [Sirwaitis, Sherri](#)
Subject: C14-2020-0040
Date: Tuesday, May 12, 2020 7:55:31 AM

*** External Email - Exercise Caution ***

I live next door at 12013 Buckner Road. The subject property is in between two residential properties and our neighbor owns the property behind it. Our well is very near the western property line. We've heard the proposed development is an automotive shop and used car lot.

The very definition of GR is ...serving neighborhood and community needs... There is already a used car dealer up the road, Volvo is building on the other side of the road, there's an automotive shop at the front of the road. Our community doesn't need more junky cars on the road and I don't want them to put in something without the proper grease/oil traps and disposal because our well could possibly become tainted. Our well is our only water source. I also don't want my property value to go down.

The used car place up the road already has moved a line of cars outside their fence and they are right up the edge of the narrow road. It's not a pleasant experience and I fear that another such business will add to the unsightly mess, but my largest fear is my well being contaminated and my property value going down.

Mr. Zavareh cut down all the heritage oaks on the property, started building up the building forms, brought in gravel, etc. when the property wasn't zoned for this building. That very act doesn't show me good faith that the property will be developed within city codes which will be safe for my residence. It does show me that he will try anything in hopes that he won't be caught. Did he have a building permit? Did he go through proper planning?

My husband and I would like to attend the online zoning and platting commission on May 19, 2020

Cindy Smith
12013 Buckner Rd.
Ausitn, TX 78726
512-578-9027

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